

## ACHS SUMMARY FORM

M: 31-7-20  
(date entered 5-4-80)

1. Name: Phillips House

2. Planning Area/Site Number: 31/7/20 3. M-NCPPC Atlas Reference: Map 21

H-4

4. Address: 10109 Grant Avenue, Silver Spring

## 5. Classification Summary

Category	<u>building</u>	Previous Survey Recording	<u>M-NCPPC</u>
Ownership	<u>private</u>	Title and Date:	<u>1976 Inventory of</u>
Public Acquisition	<u>N/A</u>		<u>Historical Sites</u>
Status	<u>occupied</u>		
Accessible	<u>no</u>	Federal	<u>State</u> <u>x</u> <u>County</u> <u>x</u> <u>Local</u>
Present use	<u>private residence</u>		

6. Date: 1893

7. Original Owner: Alexander and Annie Proctor

## 8. Apparent Condition

a. fair b. unaltered c. original

9. Description: This large square 2½ story shingle house faces west on Grant Avenue. Its hipped roof with central chimney was originally of patterned slate but was replaced by the present owners with shingle. There are gabled dormers on the front and rear facade of the roof. The front of the house is two bays wide, the left bay being the entrance door and a window together, the right bay being twin windows. The north side is also two bays, the rear or east bay being a double window. The windows throughout the house are twelve panes over one. A two story covered porch projects from the rear of the dwelling with double glass doors leading from the dining room on the left or south of the first floor. There is also a door to the porch from a second bedroom. The south facade of the house has a small one bay by one bay rectangular projection toward the rear. The grounds contain the foundations of several old buildings. One was a barn which was razed in the early 1970's. The other was possibly an old forge.
10. Significance: This house, built in 1893, was one of the first houses built in Capitol View Park, a community between Kensington and Forest Glen platted for subdivision by Oliver and Mary Harr in 1887. This home is noteworthy in that it is the twin of another house in the neighborhood, the Dwyer house at 10245 Capitol View Avenue. Both of these handsome homes were built by Alexander and Annie Proctor and first appeared in the Tax Assessment Records of 1893, a year later after the Proctors acquired the land from the Harrs. The early history of this house is uncertain. The Proctors are thought to have lived elsewhere in the community (see Milton House) so presumably they rented this house until it was sold to John and Mary Parsons in 1901. After several intermediary owners, the only people to have lived in the house any great length of time, the Tristian K. Armstrongs, bought the house in 1929. They lived there until 1953.

The present owners, Craig and Fanny Phillips, purchased the house in 1970. Mr. Phillips is the director of the aquarium at the Dept. of Agriculture.

11. Researcher and date researched: Fanny Phillips-7/79

Robertta Hahn  
Arch. Description

12. Compiler: Gail Rothrock

13. Date Compiled: 10/79

14. Designation  
Approval

15. Acreage: .58 acres

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Phillips House

**2 LOCATION**

STREET &amp; NUMBER

10109 Grant Avenue

CITY, TOWN

Silver Spring

CONGRESSIONAL DISTRICT

☒ VICINITY OF Capitol View Park 8

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Craig and Fanny Phillips

Telephone #: 587-0141

STREET &amp; NUMBER

10109 Grant Avenue

CITY, TOWN

Silver Spring

VICINITY OF

STATE, zip code

Maryland 20910

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 3922

Folio #: 158

STREET &amp; NUMBER

CITY, TOWN

Rockville

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

MNCPPC Inventory of Historical Sites

DATE

1976

☐ FEDERAL ☒ STATE ☒ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Derwood

STATE

Maryland 20855

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This large square 2 1/2 story shingle house faces west on Grant Avenue. Its hipped roof with central chimney was originally of patterned slate but was replaced by the present owners with shingle. There are gabled dormers on the front and rear facade of the roof.

The front of the house is two bays wide, the left bay being the entrance door and a window together, the right bay being twin windows. The north side is also two bays, the rear or east bay being a double window. The windows throughout the house are twelve panes over one. A two story covered porch projects from the rear of the dwelling with double glass doors leading from the dining room on the left or south of the first floor. There is also a door to the porch from a second floor bedroom. The south facade of the house has a small one bay by one bay rectangular projection toward the rear.

In the interior of the house the main floor, which has no hall, has a living room with fireplace immediately as one enters. In front of the entrance door on the left or north wall are the stairs to the second floor. Behind the living room, which extends across the front of the house, are the octagonal dining room, also with fireplace, and kitchen. The second floor presently contains three bedrooms although at an earlier time one of these rooms had been two smaller rooms.

A narrow stairway leads to the third floor which contains two finished rooms. The basement, with its stone foundation walls, also contains a finished room which was once the kitchen. There is an exit door at rear ground level from the basement.

The grounds contain the foundations of several old buildings. One was a barn which was razed in the early 1970s. The other was possibly an old forge. The property contains many lovely old shade trees and numerous other attractive plants.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE--- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION			Local History	

SPECIFIC DATES

1893

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

This house, built in 1893, was one of the first houses built in Capitol View Park, a community between Kensington and Forest Glen platted for subdivision by Oliver and Mary Harr in 1887.<sup>1</sup> This home is noteworthy in that it is the twin of another house in the neighborhood, the Dwyer house at 10245 Capitol View Avenue. Both of these handsome homes were built by Alexander and Annie Proctor and first appeared in the Tax Assessment Records of 1893,<sup>2</sup> a year later after the Proctors acquired the land from the Harrs.<sup>3</sup>

The early history of this home is uncertain. The Proctors are thought to have lived elsewhere in the community (see Milton House) so presumably they rented this house until it was sold to John and Mary Parsons in 1901.<sup>4</sup> After several intermediary owners, the only people to have lived in the house any great length of time, the Tristian K. Armstrongs, bought the house in 1929.<sup>5</sup> They lived there until 1953.

The present owners, Craig and Fanny Phillips, purchased the house in 1970. Mr. Phillips is the director of the aquarium at the Dept. of Agriculture.

## FOOTNOTES:

- 1 Land Records of Montgomery County, Plat Bk. A, #9 (May 1887).
- 2 Montgomery County Tax Assessment Records, 1893.
- 3 Land Records of Montgomery County, JA 45/486 (1/26/1892).
- 4 Ibid., TD 17/155 (5/2/1901).
- 5 Ibid., 492/412 (10/14/1929).

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Land Records of Montgomery County.  
Tax Assessment Records of Montgomery County.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY .58 acres

**VERBAL BOUNDARY DESCRIPTION**

Block 25, Lot 7, "Capitol View Park"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Fanny Phillips

ORGANIZATION

Sugarloaf Regional Trails

STREET &amp; NUMBER

Box 87

CITY OR TOWN

DickersonRoberta Hahn, Arch. Description

DATE

July 1979

TELEPHONE

926-4510

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

M:31-7-20

Click here for a plain text ADA compliant screen.



**Maryland Department of Assessments and Taxation**  
**MONTGOMERY COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 13 Account Number - 00996440

**Owner Information**

**Owner Name:** PHILLIPS, P C & F L **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 10109 GRANT AVE **Deed Reference:** 1) / 3932/ 158  
 SILVER SPRING MD 20910 2)

**Location & Structure Information**

**Premises Address** **Zoning** **Legal Description**  
 10109 GRANT AVE R60 CAPITOL VIEW PARK  
 SILVER SPRING 20910

Map HP53	Grid	Parcel	Sub District	Subdivision 5	Section	Block P25	Lot	Group 80	Plat No: Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class	38					
Primary Structure Built 1903			Enclosed Area 1,720 SF		Property Land Area 17,550.00 SF			County Use 111	
Stories 2		Basement YES		Type STANDARD UNIT			Exterior FRAME		

**Value Information**

	<b>Base Value</b>	<b>Value As Of</b>	<b>Phase-in Assessments</b>	
		01/01/2001	As Of	As Of
			07/01/2002	07/01/2003
<b>Land:</b>	67,270	67,270		
<b>Improvements:</b>	115,400	123,650		
<b>Total:</b>	182,670	190,920	188,170	190,920
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

**Seller:** **Date:** 01/13/1970 **Price:** \$30,500  
**Type:** IMPROVED ARMS-LENGTH **Deed1:** / 3932/ 158 **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Exemption Information**

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2002	07/01/2003
<b>County</b>	000	0	0
<b>State</b>	000	0	0
<b>Municipal</b>	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

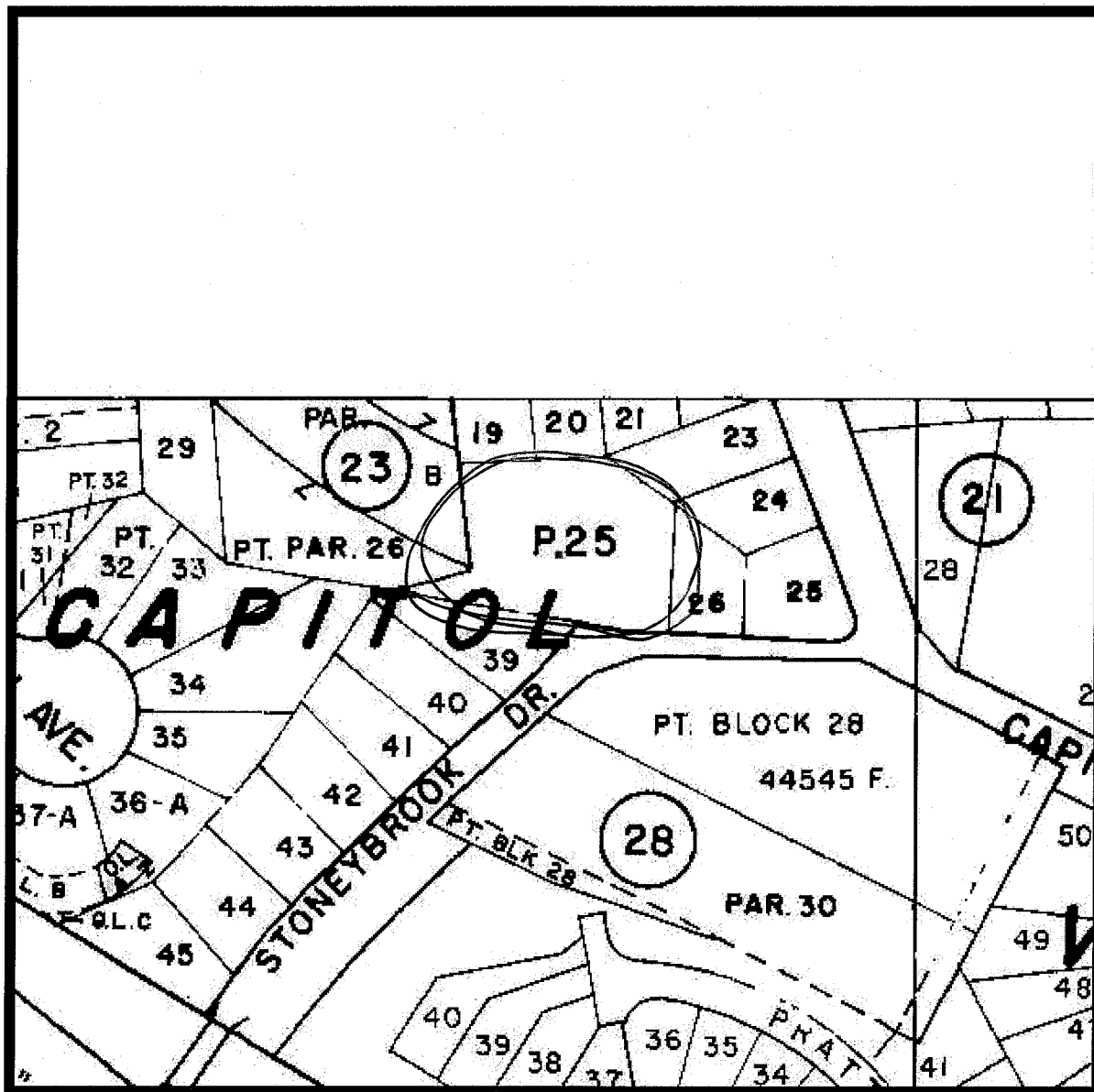
\* NONE \*



**Maryland Department of Assessments and Taxation**  
**MONTGOMERY COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)

**District - 13 Account Number - 00996440**



Property maps provided courtesy of the Maryland Department of Planning ©2001.  
For more information on electronic mapping applications, visit the Maryland Department of Planning  
web site at [www.mdp.state.md.us](http://www.mdp.state.md.us)

M: 31-7-20  
Phillips House  
10109 Grant Avenue  
Kensington Quadrangle

